

03- 0 -0692

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

U-03-13
4-2-03

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16-05.005(1)(c) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **Church** is hereby approved. Said use is granted to **Saint Paul's Episcopal Church** and is to be located at **306-312 Peyton Road, S.W.** to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots **213 & 204** of the **14th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements," and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinances are hereby repealed.

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EXHIBIT "A"

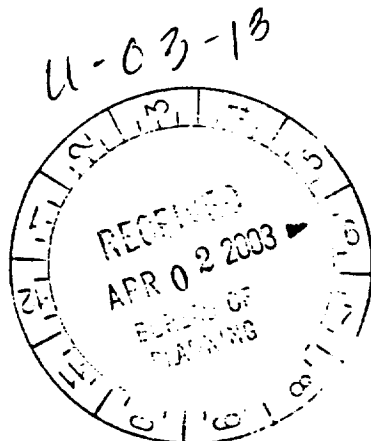
LEGAL DESCRIPTION

TRACT 1:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 213 of the 14th District; being in the City of Atlanta, Fulton County, Georgia; being that land now or formerly owned by St. Paul's Episcopal Church; and being same land as described in deed book 25014, page 196.

Commencing at a nail set located in the sidewalk on the southerly right-of-way line of Peyton Road, (50' R/W). Said nail set is located a distance of 33' south as measured from the land lot corner of 204,205,212 & 213. Thence southwesterly along the southerly side of Peyton Road and along a curve to the left having an arc being subtended by a chord bearing of S 69°27'18"W; a chord distance of 89.07' a radius of 259.10' and an arc length of 89.52' to a point on said right of way; thence continue southwesterly along said right of way along a curve to the left having an arc being subtended by a chord bearing of S 55°47'35"W; a chord distance of 123.66' a radius of 941.72' and an arc length of 123.75' to a point on said right of way and THE POINT OF BEGINNING. Thence leaving said right of way continue the following bearings and distances: S01°24'06"W for a distance of 681.91' to a 1"rod, thence N80°28'40"W; distance of 39.97' to a ¾" open top pipe, thence N15°47'00"W; distance of 507.75' to an iron pin set on the southerly right of way of Peyton Road, thence northeasterly along said right of way along a curve to the right having an arc being subtended by a chord bearing of N 44°41'35"E; a chord distance of 188.00' a radius of 2296.28' and an arc length of 188.05' to a point on said right of way, thence continue along said right of way along a curve to the right having an arc being subtended by a chord bearing of N 49°33'00"E; a chord distance of 81.45' a radius of 941.72' and an arc length of 81.48' to a point on said right of way and THE POINT OF BEGINNING; being improved property and having situated thereon , a five room rock dwelling.

The described parcel designated as Tract 1 containing 1.715 acres (74,702 sq. ft.) as per plat by Vedder Surveys & Associates dated Jan. 15, 2000.



TRACT 2:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 213 of the 14th District; being in the City of Atlanta, Fulton County, Georgia; being that land now or formerly owned by St. Paul's Episcopal Church; and being same land as described in deed book 17675, page 11.

THE POINT OF BEGINNING is a nail set located in the sidewalk on the southerly right-of-way line of Peyton Road, (50' R/W). Said nail set is located a distance of 33' south as measured from the land lot corner of 204,205,212 & 213. Thence leaving said right of way continue in a southerly direction along the east line of land lot 213 and the following bearings and distances:

S01°43'19"W a distance of 180.17' to an iron pin set on said land lot line, thence

S01°51'27"W a distance of 356.42' to the intersection of the centerline of creek with said land lot line, thence S01°28'06"W a distance of 472.36' to a ½" rebar, thence leaving said land lot line continue

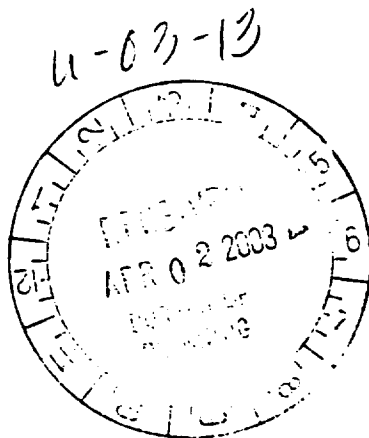
N87°59'36"W a distance of 178.36' to a ¾" crimp top pipe, thence

N01°17'43"E a distance of 219.84' to a 1" rod, thence

N01°24'06"E a distance of 681.91' to a point located on the southerly right of way of Peyton Road.

Thence northeasterly along said right of way along a curve to the right having an arc being subtended by a chord bearing of N 55°47'35"E; a chord distance of 123.66' a radius of 941.72' and an arc length of 123.75' to a point on said right of way, thence continue along said right of way along a curve to the right having an arc being subtended by a chord bearing of N 69°27'18"E; a chord distance of 89.07' a radius of 259.10' and an arc length of 89.52' to a point on said right of way and THE POINT OF BEGINNING.

The described parcel designated as Tract 2 containing 3.988 acres (173,730 sq. ft.). As per plat by Vedder Surveys & Associates dated Jan. 15, 2000.



TRACT 3:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 204 of the 14th District; being in the City of Atlanta, Fulton County, Georgia; being that land now or formerly owned by St. Pauls Episcopal Church; and being same land as described in deed book 14377, page 171.

Commencing at a nail set located in the sidewalk on the southerly right-of-way line of Peyton Road, (50' R/W). Said nail set is located a distance of 33' south as measured from the land lot corner of 204,205,212 & 213. Thence leaving right of way the following bearings and distances: S01°43'19"W a distance of 180.17' to an iron pin set and POINT OF BEGINNING. Thence the following bearings and distances:

N87°10'30"E a distance of 315.00' to a point, thence

N77°01'30"E a distance of 130.00' to a point, thence

S43°53'30"W a distance of 279.00' to a point, thence

N38°23'30"W a distance of 9.84' to a point in the center of a creek,

Thence following the centerline courses and distances:

N84°12'35"W a distance of 59.19' to a point, thence

S50°35'38"W a distance of 94.71' to a point, thence

S13°29'00"E a distance of 28.30' to a point, thence

S58°08'34"W a distance of 119.32' to a point, thence

S22°49'53"W a distance of 68.27' to the intersection of creek with the easterly land lot line 204., thence leaving creek continue northerly along the easterly land lot line 204,

N01°51'27"E a distance of 356.42' to the POINT OF BEGINNING.

The described parcel designated as Tract 3 containing 1.627 acres (70,853 sq. ft.) as per plat by Vedder Surveys & Assoc. dated Jan. 15, 2000.

